

Zoning Impact Analysis

1. The proposed re zoning conforms to the City of Johns Creek Comprehensive Land use plan mix use. The current zoning of the property is C-1 (community business)

The property adjoining to the south is a retail center with a building height of approximately 40'.

The property across the street is a town home developed with 42 town home units, the approximate build height of the units is 40'

The property to the rear of the proposed re zoning is single family residential homes, there is an existing 25' zoning buffer, and a 10' setback giving the homes privacy.

It is our position that the re zoning from C-1 to mixed use is a suitable use based on the above.

2. The re zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties.

3. The current zoning of the property C-1 has a partial economic use as currently zoned. The rear of the building has no visibility from Douglas Road making it a financial hardship to lease retail space. The proposed re zoning to mix use shall be a great benefit to the existing tenants, and their employees. We are enclosing letters from tenants who would want to lease the apartment units, along with their employees as they will not need to travel to work, thus creating a live/work concept and reducing traffic.

4. The proposed re zoning shall not cause an excessive or burden use of existing streets or schools. By eliminating the retail space towards the proposed re zoning to mix use will reduce the traffic to the center. The

9 apartment units will not impact the schools, or transportation facilities.

5.The proposed re zoning is in conformity with the policies and intent of the land use plan. The comprehensive land use plan designates the property is Mix use.

6.Based on the proposed re zoning application.

The current footprint of the center does not change by adding 9 apartment units, as the retail space shall be reduced by 3000 square feet. The proposed re zoning will not impact adjoining properties, or increase traffic, the building height conforms to the adjoining properties. The existing infra structure on the property including set back lines, utilities, landscape strip, parking will not be impacted. Based on the above we would recommend an approval for the project.

7.The proposed re zoning will not impact natural resources, environmental and citizens of Johns Creek.

There are not wetlands on the property.

There are no existing streams/stream buffers on the property.

There is no wildlife species (including fish) on the property.

The property is not a archeological/historic site.

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Community Development